

050.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

825,200 / 825,200

USE VALUE:

825,200 / 825,200

ASSESSED:

825,200 / 825,200



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		PRESCOTT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	COLUMBUS CLUB INC
Owner 2:	
Owner 3:	

Street 1: 15 WINSLOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 7,548 Sq. Ft. of land mainly classified as Funct. Hall with a Old Style Building built about 1894, having primarily Wood Shingle Exterior and 2892 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
954	Funct. Hall		7548		Sq. Ft.	Site		0	70.	0.86	11									452,509						452,500	

Legal Description								User Acct
								34947
								GIS Ref
								GIS Ref
								Insp Date
								05/03/00

Total Card / Total Parcel	825,200 / 825,200
APPRAISED:	825,200 / 825,200
USE VALUE:	825,200 / 825,200
ASSESSED:	825,200 / 825,200

USER DEFINED	!4208!
Prior Id # 1:	34947
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 19:15:57
LAST REV	Date Time
	10/28/20 13:57:35
	danam
	4208
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT			Parcel ID	PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11437-191		12/4/1967			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	937	Alterati	99,281	O				
6/17/2008	654	Manual	15,000			G9	GR FY09	replace wood shing

## ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Measured	264	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	1916.				6	OPP (90)	17 FFL BMT (102)	6										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:					3		34	7										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREY	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:					4	FFL BMT (82)		22										
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:	<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1					UAT SFL FFL BMT (1192)	9									
Grade: C+ - Average (+)	Year Blt: 1894	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	Frl:	Rating:	Level FY LR DR D K FR RR BR FB HB L O					12										
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Other		Upper		Totals RM: 10 BR: 5 Baths: 1 HB: 1					21										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL:	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS: 10 BRS: 5 FL	Interior:	1	10	5											
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 34.45 %	Name:	Additions:		Kitchen:																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Baths:		Plumbing:																			
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	Override:		Electric:																			
# Heat Sys: 1	% Heated: 100	% AC: %	Solar HW: NO	Heating:	Total: 34.45 %	Heating:																			
% Com Wall:	% Sprinkled: 0			General:		General:																			
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>													
Basic \$ / SQ: 130.00	Size Adj.: 1.05478024	Const Adj.: 0.99989998	Adj \$ / SQ: 137.108	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>											
Other Features: 67500	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val			BMT	Basement	1,374	41.130	56,516	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
LUC Factor: 1.00	Adj Total: 568520	Depreciation: 195855	Depreciated Total: 372665	Juris. Factor: 1.00	Before Depr: 150.82	Special Features: 0	Val/Su Net: 79.55	FFL	First Floor	1,374	137.110	188,386	UAT	100	FLA	100									
				Final Total: 372700	Val/Su SzAd: 143.68			SFL	Second Floor	1,220	137.110	167,271													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	Net Sketched Area: 4,685	Total: 449,337	OPP	Open Porch	419	20.440	8,563										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 050-0-0003-0003.0												UAT	Upper Attic	298	95.980	28,601					
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:					Total Special Features:								Total:											
221354 PM	<b>IMAGE</b> AssessPro Patriot Properties, Inc																								